

[illegible][illegible]

\*\*\* NOTE \*\*\*  
THE TOWNHOME UNITS  
THAT ARE SHOWN ARE FOR  
REFERENCE PURPOSES ONLY  
FINAL UNIT TYPE IS  
SUBJECT TO CHANGE.

ADMINISTRATIVE  
APPROVED 9/11/07  
ETC  
\* PWD REQUIRES A  
14' MINIMUM EUBENDE  
SEPARATION

REQUIRED (EXAMINATION ONLY):	- 80 SPACES
2. STATUS PER UNIT	- 11 SPACES
1. COMMON (OFF STREET) STALL PER A UNIT	- 11 SPACES
TOTAL REQUIRED	- 88 SPACES
DEMANDS:	
CORAGE & BRIGHTLY	- 146 SPACES
COMMON (OFF STREET)	- 8 SPACES
CURBHOUSE PARKING	- 20 SPACES
TOTAL REQUIRED	- 212 SPACES
NOTE:	
ADDITIONAL OFF-STREET PARKING WILL BE PROVIDED FOR PLAT 3	
UNITS ON A TYPICAL PLAT:	

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NOTE:	
ADDITIONAL OFF-STREET PARKING WILL BE PROVIDED FOR PLAT 3	
UNITS ON A TYPICAL PLAT:	

1

THIRD SITE PLAN SUBMITTAL  
SECOND SITE PLAN SUBMITTAL  
FIRST SITE PLAN SUBMITTAL



**GA**  
CIVIL DESIGN ADVANTAGE

5501 NW 112th SUITE G GRIMES, IOWA 50111  
PH: (515) 369-4400 Fax (515) 369-4410

TECH: LMK





SW Oralabor Road

SW State Street



## Tradition Plat 3





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# EPCON'S 4 CLASSIC COURTYARD COLLECTION



EPCON  
Communities  
The Way We Build

Building Prototypes  
Building Prototypes  
800 Your Street  
City State & Zip

PROVIDED FOR THE  
OWNER'S USE ONLY. THESE  
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FRANCHISING, INC. ANY  
VIOLATION OF THIS  
AGREEMENT WILL BE  
PUNISHED BY LAW.

Project Name	Address
City	State
Zip	
Architect's Name	
Community Name & Address	
City	
State	
Zip	
Drawing Title	
Architect's Name	
City	
State	
Zip	

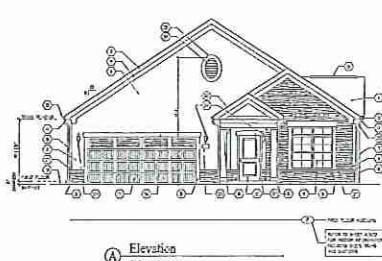




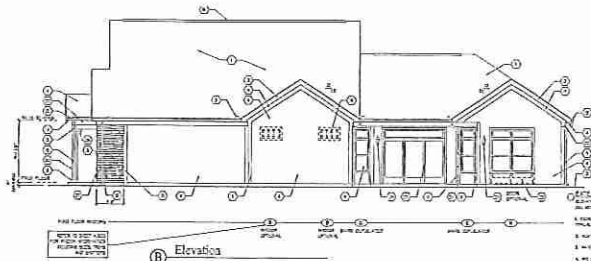
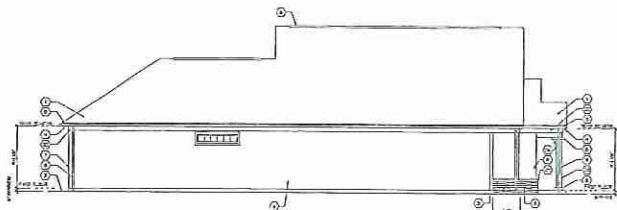
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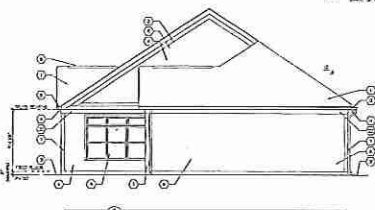
EPCON'S CLASSIC  
COURTYARD  
COLLECTION



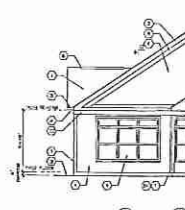
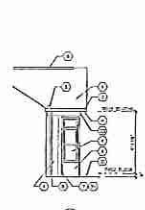
(A) Elevation

(B) Elevation \_\_\_\_\_

Elevation \_\_\_\_\_



④ Elevation

(E) Elevation(F) Elevation \_\_\_\_\_

Building Prototypes  
Building Prototypes  
000 Your Street  
City State & Zip

<b>Percentage</b>	<b>Amount</b>	<b>Notes</b>
<b>Cost</b>	<b>Received</b>	<b>Date</b>

**Architect Project Number**

---

**Community Colors & Patterns**

**See Original**

**Fabric**

**Quantity**

**Remarks**

A  
A  
A

A  
A  
A

**Crowning Size**

**Exterior Elevations**

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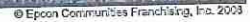
**Architectural Style**

**Historic Stone**

**Block Number**

**A-201**

**PDO-2**



EPCON'S CLASSIC  
COURTYARD  
COLLECTION

④ Elevation

**CLIMATE ELEVATION COVER NOTE**  
 8/20/2018 10:10 AM

1. **PROVIDE A BRIEF SUMMARY OF THE CASE.**
2. **ANALYZE THE CASE USING THE FOLLOWING QUESTIONS:**
  - a. **WHAT WAS THE PROBLEM?**
  - b. **WHAT WAS THE CAUSE OF THE PROBLEM?**
  - c. **WHAT WAS THE EFFECT OF THE PROBLEM?**
  - d. **WHAT WAS THE SOLUTION?**
  - e. **WHAT WAS THE RESULT OF THE SOLUTION?**
  - f. **WHAT WAS THE LESSON LEARNED?**
3. **CONCLUDE THE CASE.**
4. **REFLECT ON THE CASE.**
5. **PREPARE A REPORT ON THE CASE.**
6. **PRESENT THE REPORT TO THE CLASS.**
7. **DISCUSS THE CASE WITH THE CLASS.**
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Building Prototypes  
Building Prototypes  
800 Your Street  
City State & Zip

**FOR IMMEDIATE RELEASE**  
**FOR THE RECORDS OF THE HOUSE OF REPRESENTATIVES**

Project Club No.	Master Page Versions	
	Revision	Date
		A1/B

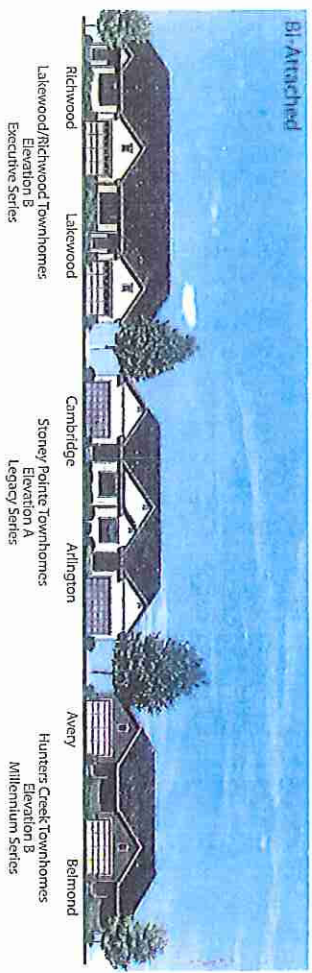
  

Architect Project Number:	
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Community Data & Notations	
Data Organized	
Std	
Panel	
Continuation	
Revisions	
A	A
B	B
C	C



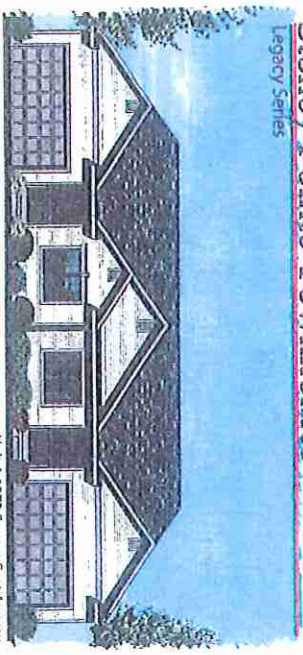


Regency Homes Townhome Product for Tradition Active Adult Community Ankeny, Iowa

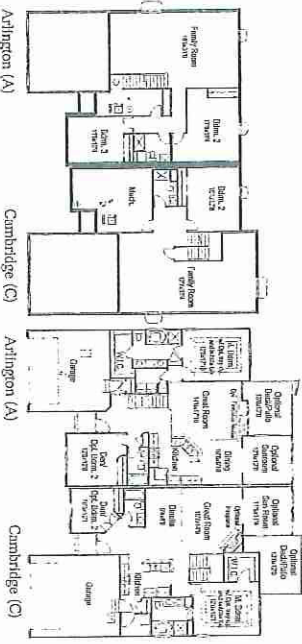
CURRENTLY APPROVED ELEVATIONS

# Stoney Pointe Townhomes

Legacy Series



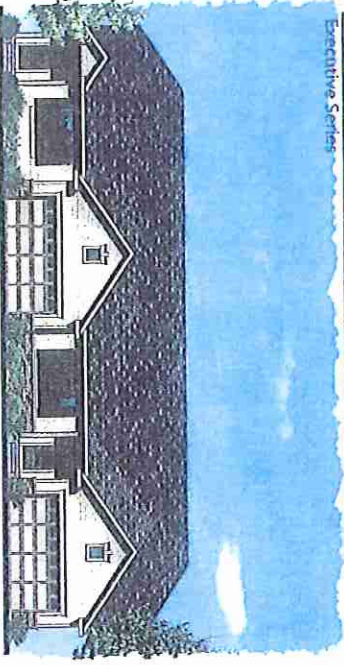
Elevation A  
Unit A 1373 Square Feet Approx.  
Unit C 1340 Square Feet Approx.



Artist's Conception  
Plans are shown with options  
Chapman Builders, Inc. 2002 (revised 08/17/03)

# Lakewood/Richwood Townhomes

Executive Series



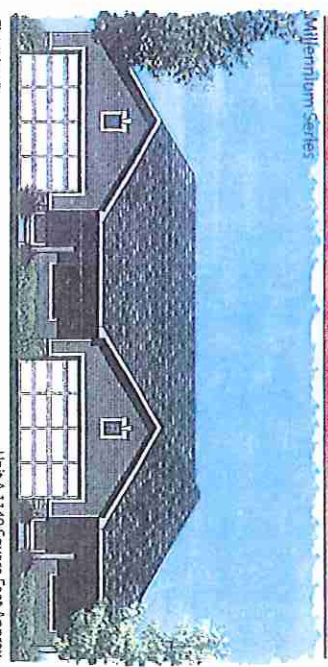
Elevation B  
Lakewood-1649 Square Feet Approx.  
Richwood-1662 Square Feet Approx.



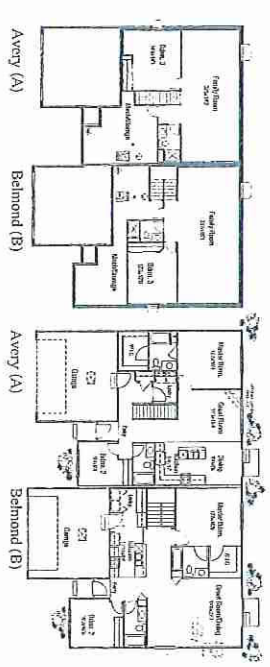
Artist's Conception  
Some plans are shown with options  
Chapman Builders, Inc. 2004 (revised 08/17/03)

# Hunters Creek Townhomes

Millennium Series



Elevation B  
Unit A 1149 Square Feet Approx.  
Unit B 1254 Square Feet Approx.



Artist's Conception  
Some plans are shown with options  
Chapman Builders, Inc. 2005 (revised 08/17/03)

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## **Meeting Minutes**

### **Plan & Zoning Commission Meeting**

Tuesday, May 18, 2010

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

### **ROLL CALL**

Members present: T.Anliker, D.Fliger, S.Lawrence, S.Odson, G.Pareti, T.Ripper, L.Voigt.

Absent: J.Austen, D.Godwin. Staff present: J.Peterson, E.Jensen, E.Carstens, D.Lampe, T.Kuhn.

### **CONSENT AGENDA ITEMS**


#### **Item #2. Tradition Plat 3 PUD Site Plan – Revised Building Elevations**

Motion to recommend Council approval of the Tradition Plat 3 PUD revised building elevations.

Motion by D.Fliger to approve recommendations for Consent Agenda Items #1 & 2. Second by S.Odson. All voted aye. Motion carried 7 – 0.

**Agenda Item:** Tradition Plat 3 PUD Site Plan – revised building elevations

**Report Date:** May 13, 2010

**Prepared by:** Eric Carstens, AICP   
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of the revised building elevations for units to be built at Tradition Plat 3.

**Summary:**

HZB Enterprises, LLC is requesting approval of additional house plans to be built as part of the Tradition Plat 3 townhome area. The development was originally proposed to be a mixture of bi-attached and detached townhomes. Regency constructed some of both types of units. HZB Enterprises, LLC is now in the process of buying the project to finish out the development. They are proposing to finish the remainder of the project with detached townhomes.

The existing townhome elevations, existing site layout and proposed townhome elevations have been included for review. The developer has indicated that the new unit elevations will be slightly modified in that they will use stone and siding which will be similar in nature to the existing units.